



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, June 25, 2007

Time: 6:00 P.M.
Place: Council Chambers
Second Floor, City Hall
One Civic Square
Carmel, IN 46032

AGENDA:

- A. Call to Order (6:00 p.m.)**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes of Previous Meeting**
- F. Communications, Bills, and Expenditures**
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns**
- H. Public Hearing:**

1h. Pet Angel Memorial Center Crematorium

The applicant seeks the following special use approval:

Docket No. 07050007 SU Chapter 19 of the ZO special use/crematorium

The site is located at 172 East Carmel Drive and is zoned B8/integrated office/commercial.

Filed by Coleen Ellis, Pet Angel Memorial Center.

2-4h. Burger King, West Carmel Marketplace

The applicant seeks the following development standards variance approvals:

Docket No. 07050018 Section 27.08 minimum parking requirements

Docket No. 07050020 Section 25.07.05 maximum number of drive-through menu boards

Docket No. 07050021 Section 3 maximum percentage of logos on permitted signs/logo definition

The site is located in West Carmel Marketplace and is zoned B3/Commercial Retail.

Filed by Mike Dauss of Dauss Architects for Burger King Corporation and Duke Construction.

5h. Monon & Main, Unit 2F

The applicant seeks the following development standards variance approvals:

Docket No. 07050027 V PUD Z-462-04, Section 15.26 Non-residential uses on 2nd & 3rd floors.

The site is located at 234 West Main St. and is zoned PUD/Planned Unit Development.

Filed by Jim Shinaver, Nelson & Frankenberger.

6h. Kite Greyhound, LLC

The applicant seeks the following development standards variance approvals:

Docket No. 07050029 DSV PUD Z-344 One Ground Sign Permitted

The site is located at US 31 North and 146th Street. and is zoned PUD/Planned Unit Development.
Filed by Paul Reis of Bose McKinney & Evans LLP for Kite Greyhound, LLC.

7-9h. WITHDRAWN: West Carmel Shoppes - Signage

~~The applicant seeks the following development standards variance approval:~~

~~Docket No. 06120007 V Section 25.07 Sign Chart B sign height~~

~~Docket No. 06120008 V Section 25.07.01.04 off-premise sign~~

~~Docket No. 06120009 V Sections 25.07.01.08, 25.07.02.09 number of signs~~

~~The site is located at southeast corner of 106th St and US 421 is zoned B-3/Business and within the US 421 Overlay. Filed by Paul Reis of Bose McKinney & Evans, LLP.~~

10-14h. TABLED: The Corner – Signs

~~The applicant seeks the following development standards variance approvals:~~

~~Docket No. 07030021 V Section 23F.13.01.A ground sign prohibited in overlay~~

~~Docket No. 07030022 V Section 25.07.02-9.b total number of signs~~

~~Docket No. 07030023 V Section 25.07.02-9.b number of tenants shown on ground sign~~

~~Docket No. 07030024 V Section 25.07.02-9.d ground sign height~~

~~Docket No. 07030025 V Section 25.07.02-10.e location within proposed road right of way~~

~~The site is located at the southwest corner of 116th St. & Range Line Rd. The site is zoned B-3/Business within the Carmel Dr Range Line Rd Overlay.~~

~~Filed by Paul Reis of Bose McKinney & Evans LLP.~~

I. Old Business

1-9i. Merchants' Square - Signage

The applicant seeks the following development standards variance approval:

Docket No. 07020030 V Section 25.07.02-09.b number of monument signs

Docket No. 07020031 V Section 25.07.02-09.b all tenants not on sign

Docket No. 07020032 V Section 25.07 Sign Chart A sign height

Docket No. 07020033 V Section 25.07 Sign Chart A square feet, monument sign

Docket No. 07020034 V Section 25.07.02-11.b number of directory signs

Docket No. 07020035 V Section 25.07.01.04 off-premise sign

Docket No. 07020036 V Section 25.07.01.04 off-premise sign

Docket No. 07020037 V Section 25.07 Sign Chart A setback

Docket No. 07020038 V Section 25.07 Sign Chart A setback

The site is located at 2160 Keystone Way and is zoned B-8/Business.

Filed by Amanda Gates of Sign Craft Industries.

10-16i. TABLED: Applegate Condominiums

~~The applicant seeks the following development standards variance and special use approvals:~~

~~Docket No. 07010002 V Section 23D.03.C.3.k(ii) maximum building height~~

~~Docket No. 07010003 V Section 23D.03.C.3.f(i) parking in front yard~~

~~Docket No. 07010004 V Section 23D.03.C.3.i(i) roof pitch~~

~~Docket No. 07010005 V Section 23D.03.C.3.a(ii) building mass/width~~

~~WITHDRAWN Docket No. 07010006 V Section 23D.03.C.3.e(ii) landscape requirements~~

~~Docket No. 07010007 SU Section 10.02.A special uses~~

~~WITHDRAWN Docket No. 07010014 V Section 23D.03.C.3.e.iii(b) lot coverage over 70%~~

The site is located at 130 Second St. NW., and is zoned R-4/Residence within the Old Town Overlay – Character Subarea. Filed by Thomas Lazzara for On Track Properties, Inc.

J. New Business

K. Adjournment